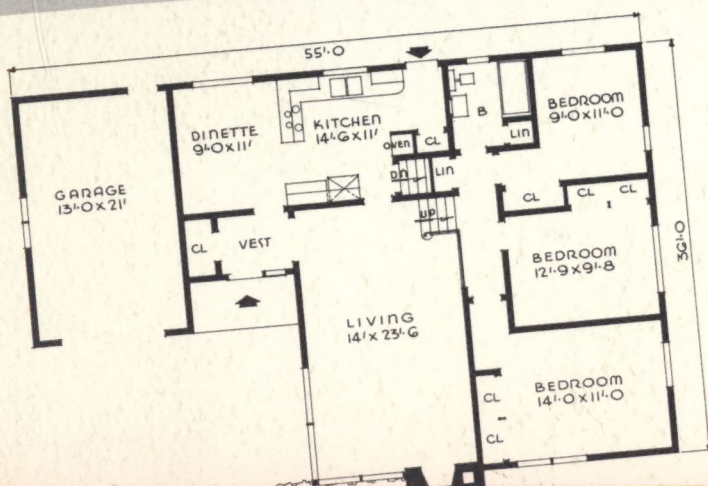
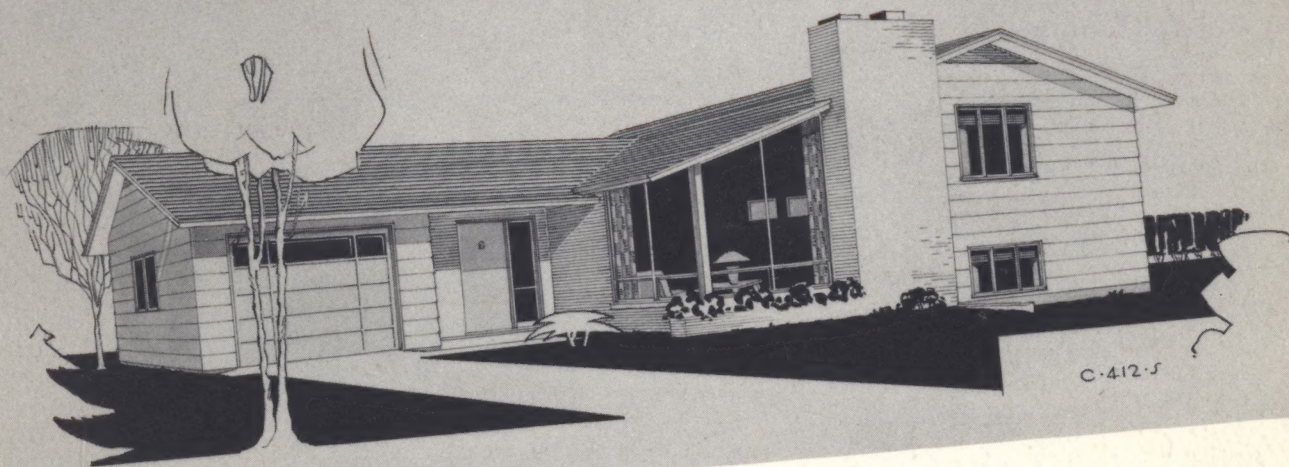


Split Level Houses



Design C-412-S

The lowest of the four levels, under the kitchen and living room, provides for heating equipment, storage and work room. Under the bedroom wing is the laundry, rumpus room and shower bath. The ground floor level consists of living room, kitchen-dinette and attached garage. Three bedrooms and bath complete the fourth level. Closet space is generous throughout and includes walk-in closets in laundry and bedrooms, towel cabinets, and

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A Home To Live In

The designs presented here have been prepared by experienced designers in the small house field who have succeeded in providing free circulation between rooms, exceptional closet and storage space and efficient kitchen arrangements. Exteriors have been designed to fit any neighborhood and are quietly dignified and attractive, as good designs must be.

Building a house can be a satisfying adventure but mistakes can be costly. The most important single item for future enjoyment of your home is the plan. Select your plan carefully and avoid unusual or complicated arrangements which tend to lower the re-sale value. Use standard construction methods and materials to keep construction costs to a minimum.

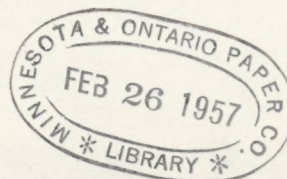
This is one of a series of books containing the latest and best in modern small house planning. To simplify your search for a suitable plan the designs have been grouped into books, according to type of house, as follows:

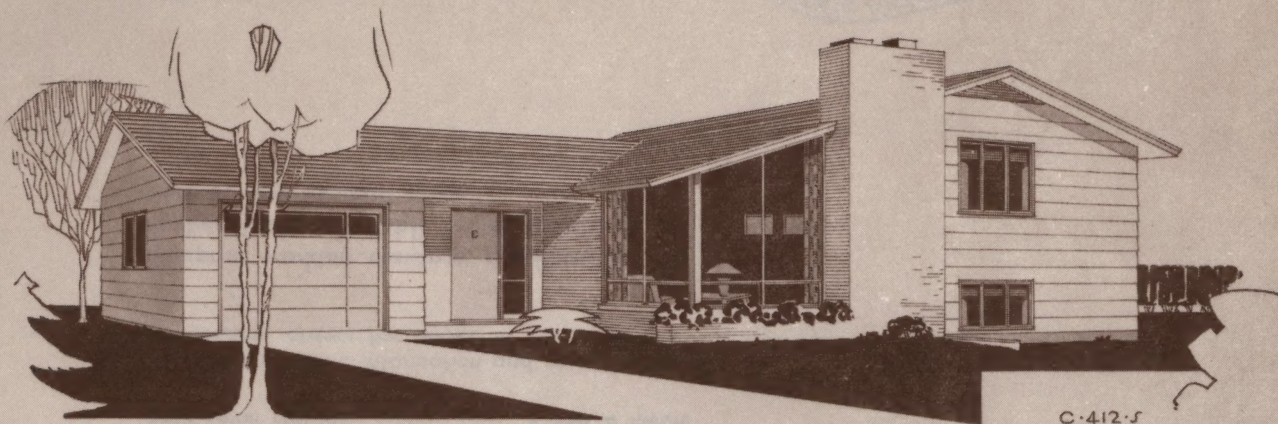
2 Bedroom Houses1 story and basement
3 Bedroom Houses1 story and basement
4 Bedroom Houses1 story and basement
1½ Story Houses .2 to 4 bedrooms and basements
Basementless Houses....2 and 3 bedroom houses
Split Level Houses.....3 and 4 levels

Write for detailed information and special prices on quantity orders for books.

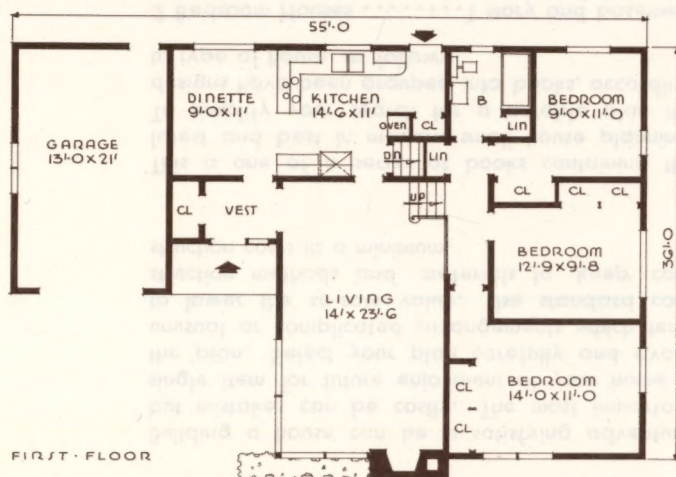
Blueprint working drawings, specifications and lumber lists are available for all published designs at one standard price.

small house planning bureau . . . st. cloud, minnesota
in canada: st. john, new brunswick
printed in u. s. a.

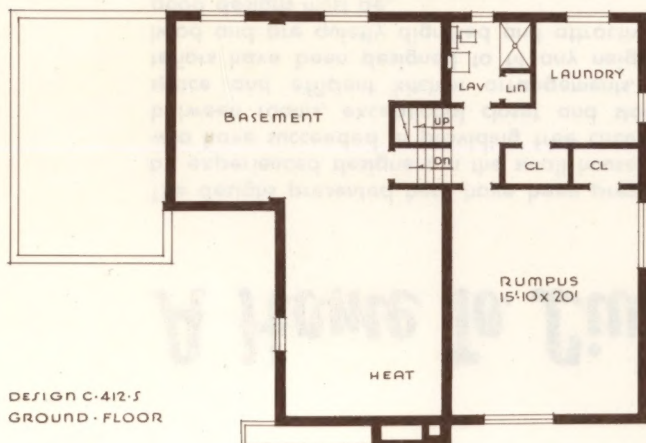




C-412-S



FIRST FLOOR



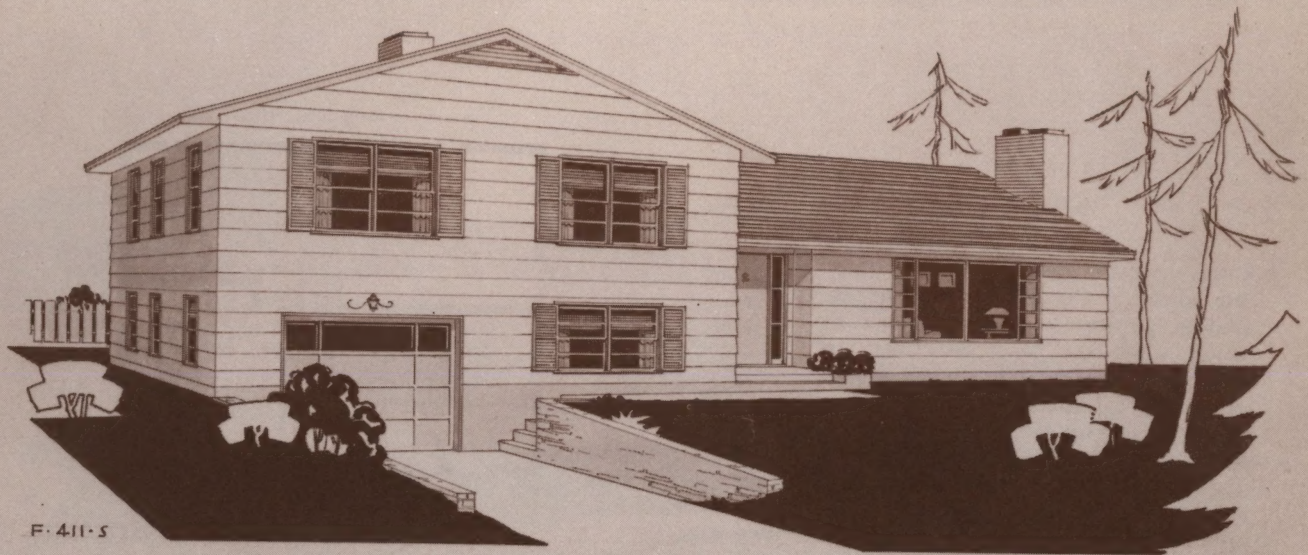
DESIGN C-412-S
GROUND FLOOR

Design C-412-S

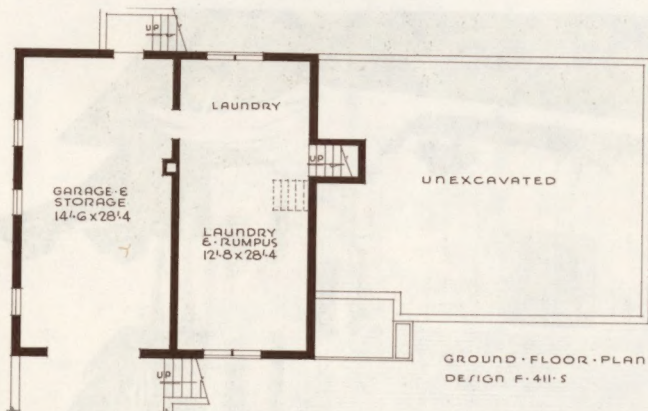
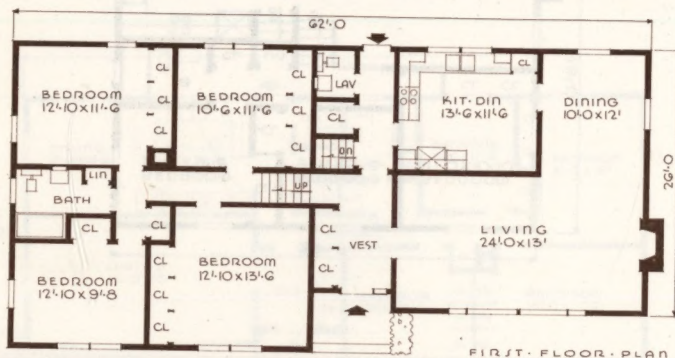
The lowest of the four levels, under the kitchen and living room, provides for heating equipment, storage and work room. Under the bedroom wing is the laundry, rumpus room and shower bath. The ground floor level consists of living room, kitchen-dinette and attached garage. Three bedrooms and bath complete the fourth level. Closet space is generous throughout and includes walk-in closets in laundry and rumpus rooms, towel cabinets, linen cabinet, coat closets and wardrobe closets in the bedrooms. Kitchen equipment includes counter-top stove, built-in oven and cabinets on two walls. Exterior finish is wood shingle siding and brick. Plans call for fireplace, picture windows, studio ceiling in living room, vestibule and covered entrance.

1,318 sq. ft.

24,753 cu. ft.



F-411-S

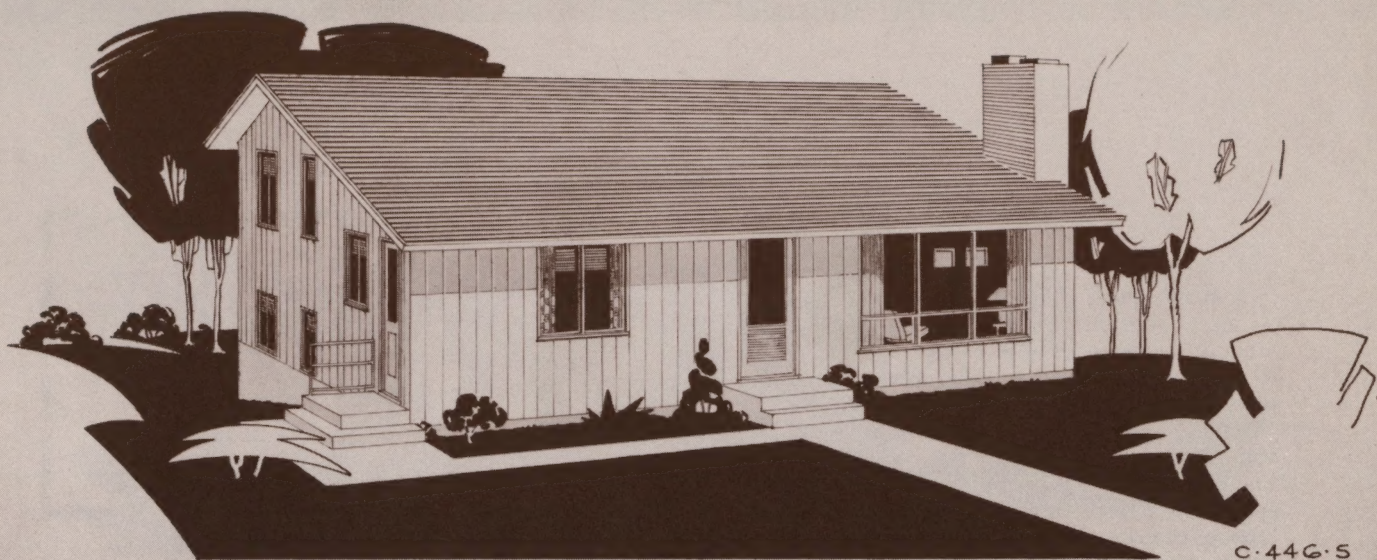


Design F-411-S

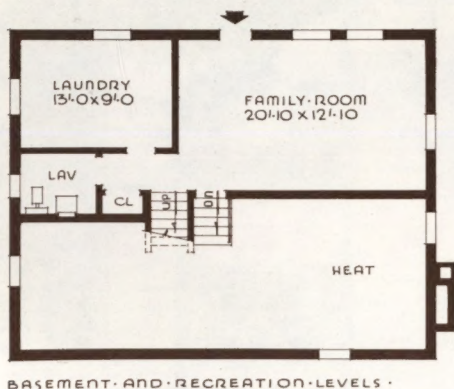
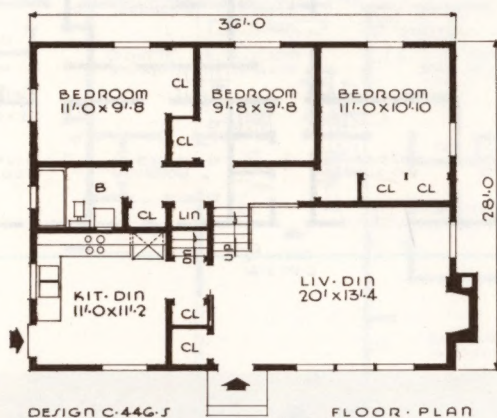
The top level of this three level design consists of four large bedrooms and bath, wardrobe type closets, towel and linen cabinets. Under the bedrooms, the lowest level provides a garage, work and storage space, laundry, heater and rumpus room. The ground floor level includes a large combination living and dining room, kitchen-dinette, entry, lavatory and coat closet. This level has wood floor construction over a two-foot crawl space. No storage problems should arise here with the generous space devoted to closets and storage on all levels. Exterior finish is wide siding, asphalt shingles, picture windows, brick fireplace chimney, planter and covered front entrance.

1,715 sq. ft.

27,079 cu. ft.



C-446-S

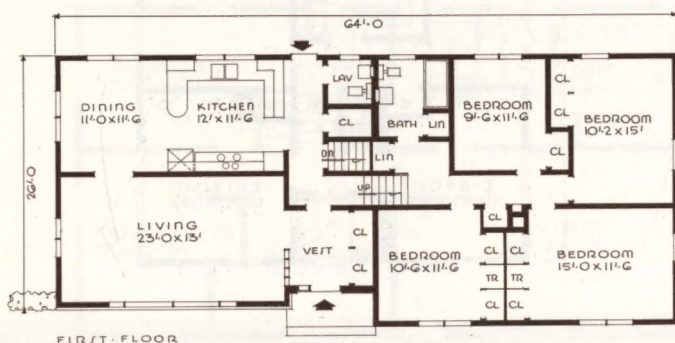
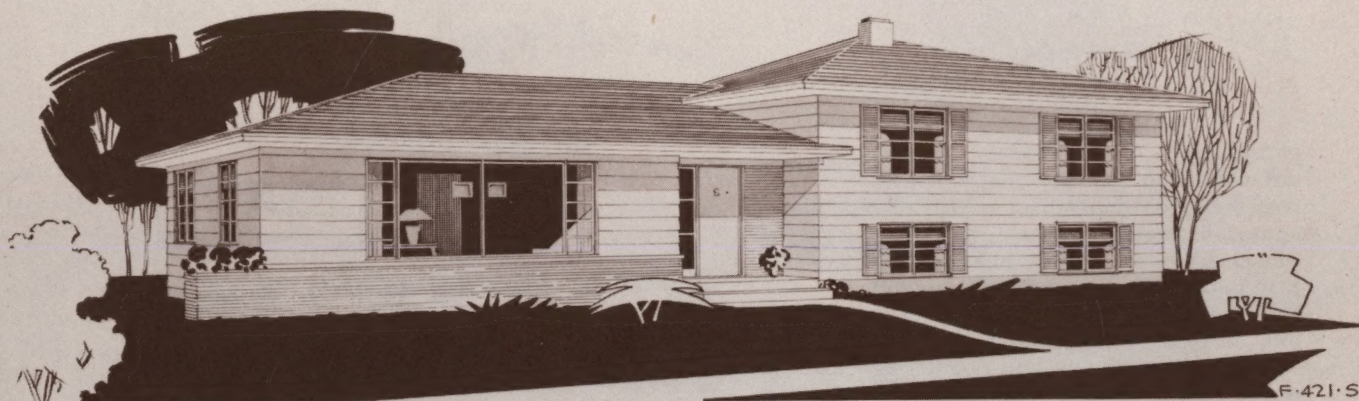


Design C-446-S

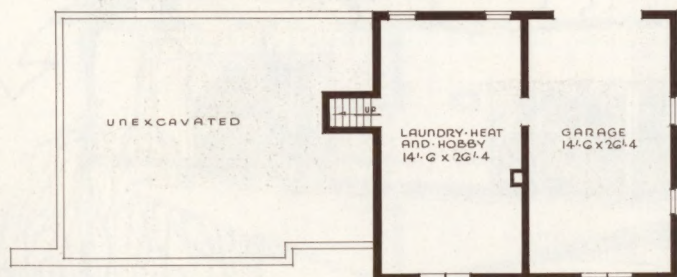
A modest, modern, front-to-back-plan that has four levels and takes advantage of a lot that slopes toward the back. The ground floor features kitchen-dinette, two coat closets and a living room with a sloping ceiling, picture windows, fireplace and open stairs to top level. On the top level are three bedrooms, each with wardrobe closets, and bath. A wrought iron railing in the hall forms a balcony overlooking the living room. Down seven steps from the kitchen level lies the family room, laundry and lavatory on the rear grade level all with large windows and access to the rear yard. The lowest or basement level, six steps down, provides space for workroom, storage and heating equipment. Exterior finish includes V-joint vertical siding and casement windows.

1,008 sq. ft.

18,648 cu. ft.



FIRST FLOOR



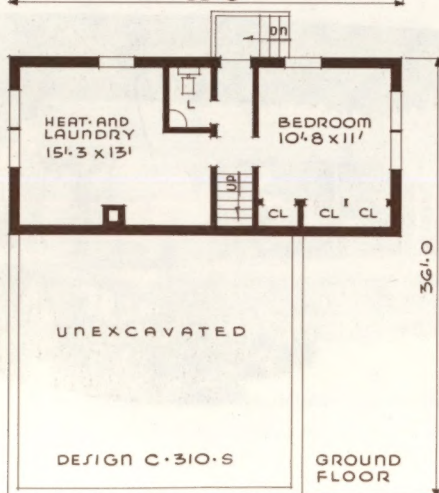
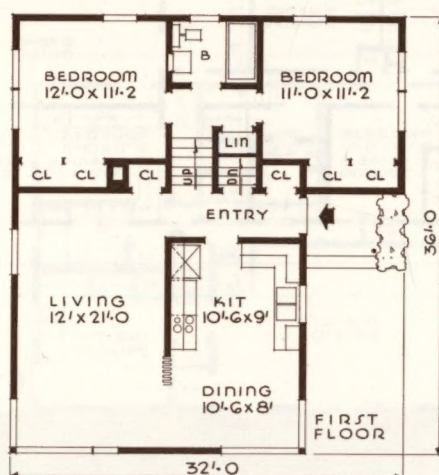
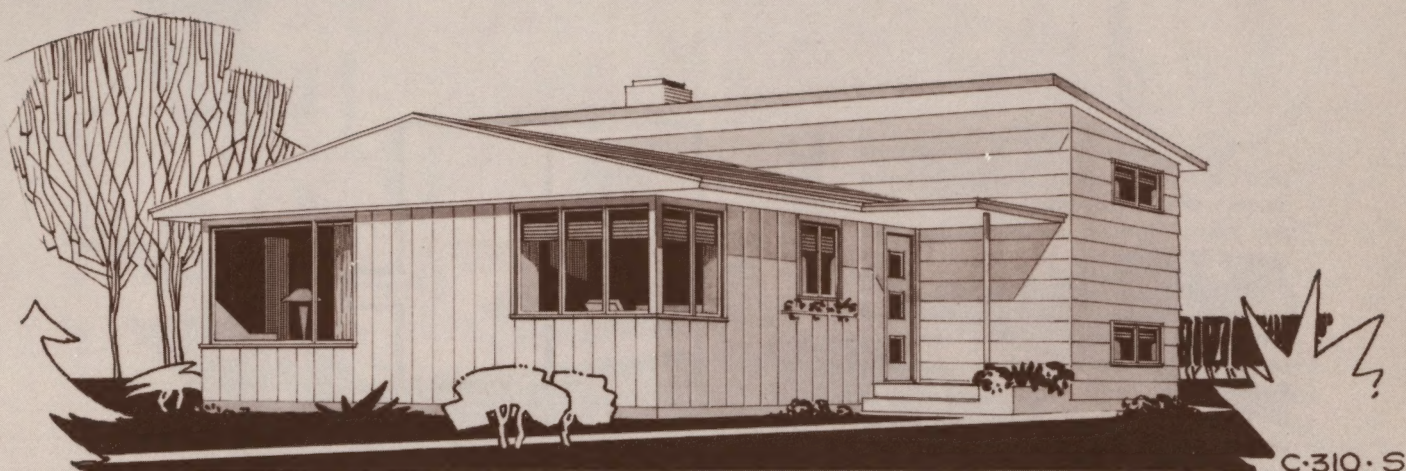
GROUND FLOOR DESIGN F-421-S

Design F-421-S

Here is a three level plan with four bedrooms and bath on the top level and laundry, heater room and garage directly below. The ground floor level consists of vestibule, living room, extra large dinette in connection with the kitchen, rear entry, lavatory and coat closet. The space underneath is unexcavated except for a ventilated crawl space. Exterior design calls for wide siding, a touch of face brick in front, shutters and asphalt shingles on a hip roof with wide box cornice. Kitchen equipment includes counter-top stove, built-in oven, snack bar, and generous cabinet space. A large dinette, with two sets of double windows, is part of the kitchen. Closet and storage space includes linen and towel cabinets, wardrobe type closets, built-in trays, front and rear coat closets.

1,712 sq. ft.

25,200 cu. ft.

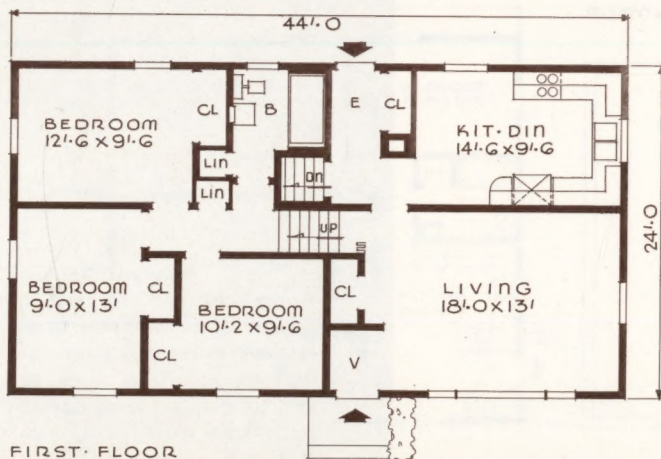
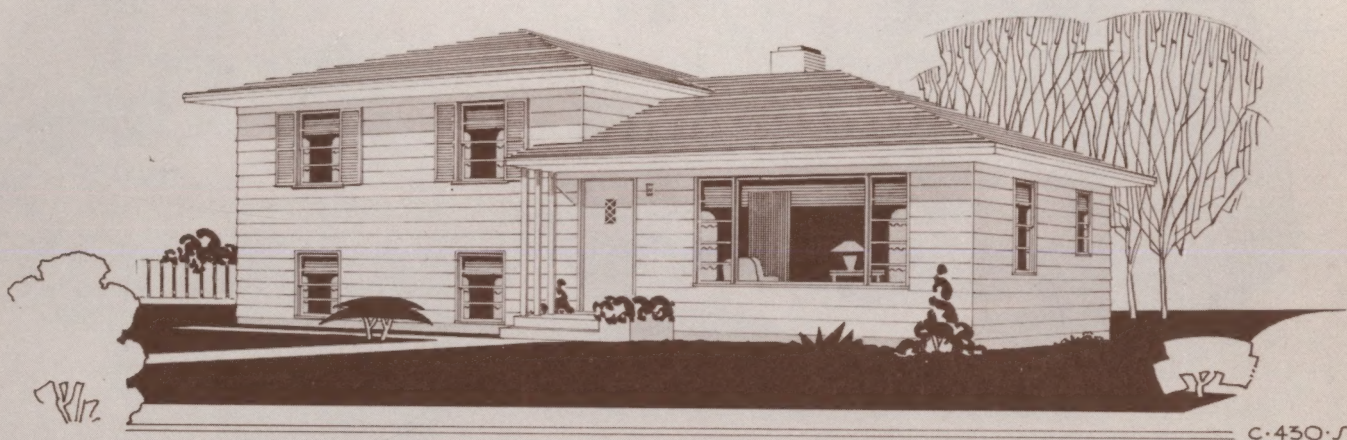


Design C-310-S

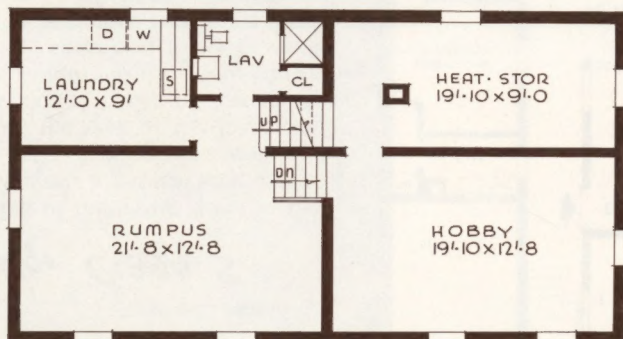
Plans call for wood floor construction and a crawl space under the living room wing with a bedroom, lavatory, laundry-heater room and outside entrance on the lowest level. The main floor consists of living room, kitchen, dining room and entry. Two bedrooms and bathroom occupy the top level with wardrobes and linen cabinet. Exterior finish combines vertical and bevel siding, gable roof with plywood end over living room and flat roof over the bedroom wing. Closets are plentiful on all three levels using wardrobe type closets throughout including coat closets. Other features of design are covered front entrance, double-glazed picture windows and planter.

980 sq. ft.

18,900 cu. ft.



FIRST FLOOR



GROUND FLOOR

DESIGN C-430-S

Design C-430-S

This plan consists of four levels and is planned for a level lot. The top level has three bedrooms and bath, ample wardrobe closets and two linen cabinets. The ground floor level consists of vestibule, living room, kitchen-dinette, rear entry and coat closets. Storage, heater room and hobby room occupy the third level and the lowest level is made up of rumpus room, laundry and shower bath.

Exterior lines are simple and attractive, making use of wide bevel siding, hip roof with box cornice, shutters, picture windows and planter.

1,056 sq. ft.

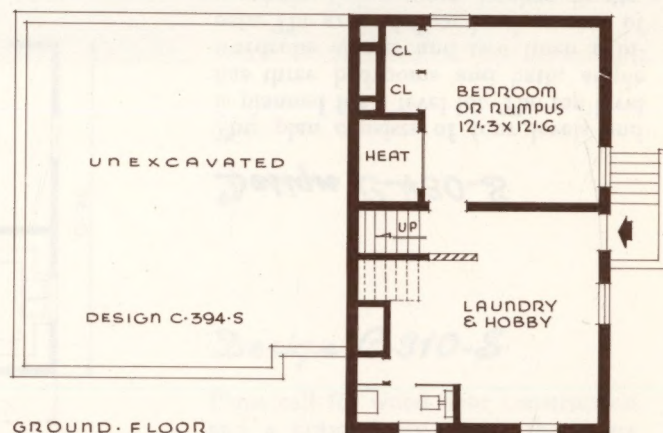
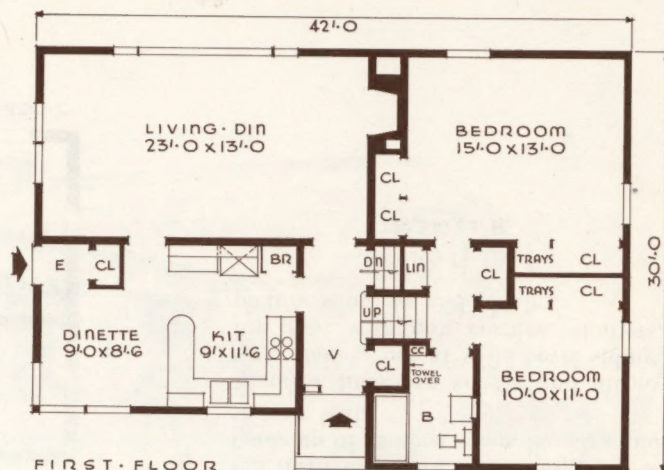
20,340 cu. ft.

Design C-394-S

Location of the living room in the rear suggests a natural scenic view or an attractive garden development on the rear of the lot. Lowest of three levels, or basement, houses laundry and heating equipment and space which can be used either as a rumpus room or a third bedroom. Living room, combination kitchen-dinette and vestibule are on the ground level which is built over a crawl space with wood floor. The top level consists of two bedrooms with wardrobe closets, bathroom and linen cabinets. Exterior finish includes wide siding, hip roof, fireplace, picture window and wide eave overhang.

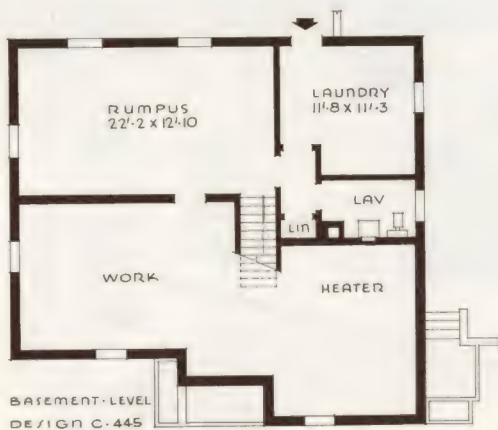
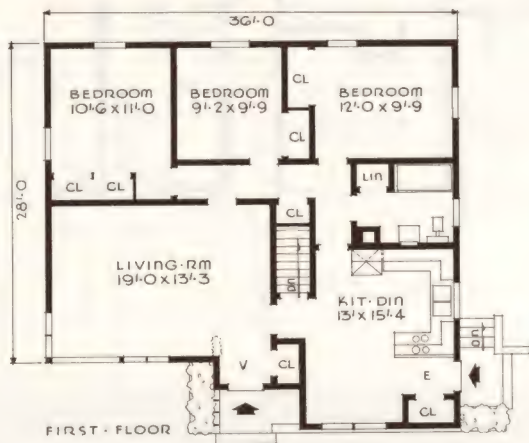
1,166 sq. ft.

17,404 cu. ft.





C-445

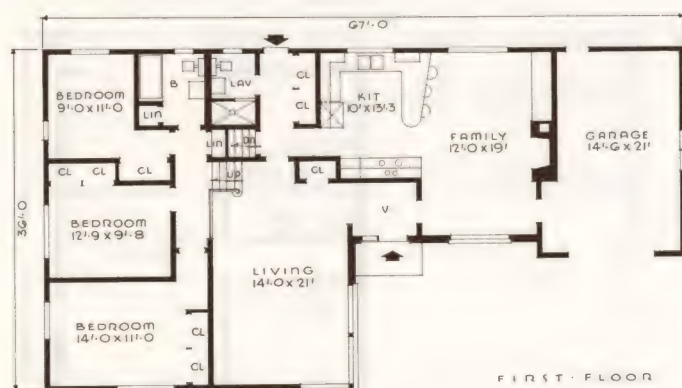


Design C-445

The family will find much of interest in this roomy three bedroom house. It was designed for a lot sloping to the rear but it can easily be adapted to a level site by merely changing the size of the basement windows and by eliminating the door from the laundry to the outside. Economy in back to back plumbing of kitchen and bathroom is aided by placing the lavatory below in the basement. Perfect circulation of traffic is possible through the center hall which allows access to all rooms. The basement floor is level with the rear grade, allowing a door from the laundry to the outside. Colorful asphalt shingles on a hip roof combine with corner picture window, covered entrance, a touch of brick and a brick planter to present a pleasing appearance.

1,110 sq. ft.

21,090 cu. ft.



Design C-456-S

Careful study of the plan will reveal the many features embodied in this up-to-date split level home.

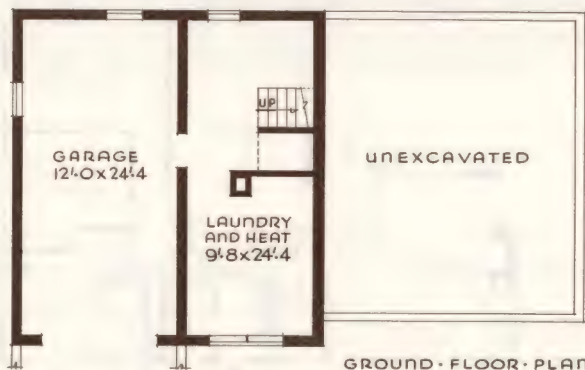
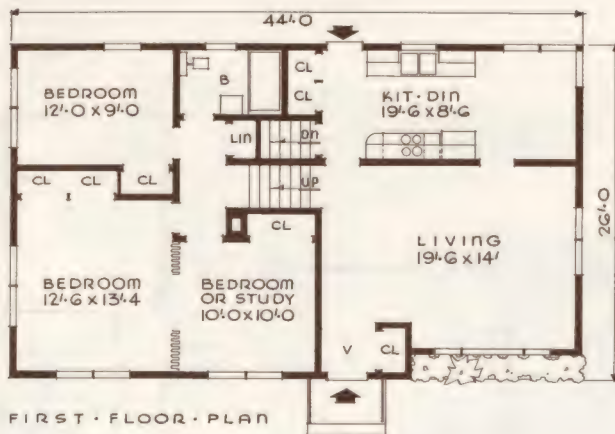
It is designed for a level lot and the upper level contains three bedrooms, each with generous wardrobe type closets, two linen cabinets and full bath. Down five steps to the ground floor level and you enter the living room with large picture windows and sloping ceiling. This level also has a compact kitchen, family room with snack bar and fireplace, one half bath and coat closet.

The third level has laundry, rumpus room and lavatory, the fourth has work and storage space and heating equipment.

Contemporary in appearance this split level has plain and simple lines that make the most out of horizontal siding, face brick and double glazed casement windows.

1,542 sq. ft.

27,486 cu. ft.



Design C-316-S

A flexible three-bedroom house constructed on three levels. Garage and laundry occupy the lower level. Living room, kitchen-dinette are on the ground level with three bedrooms and bath on the top level. Minor variations can readily be made such as substituting a partition for the folding doors between bedroom and study, making an L-shaped room of living room and dinette, driving into garage from rear or omitting the garage entirely. Construction is of frame with crawl space under living room and kitchen, bevel siding, asphalt shingles and picture window. The bedroom wing has a hip roof, the living room a gable roof with plywood gable end.

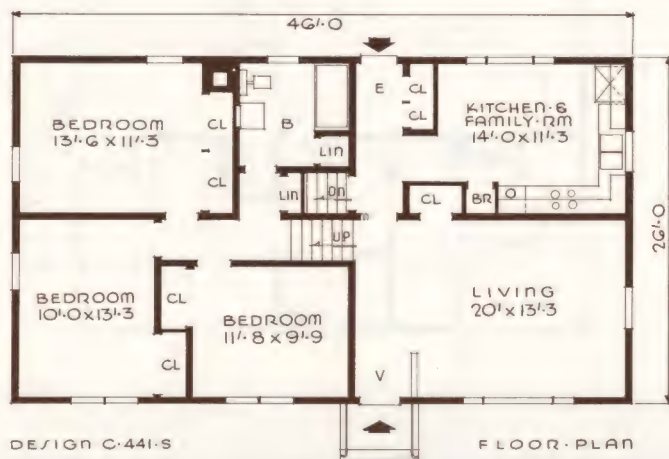
1,130 sq. ft.

17,928 cu. ft.





C-441-S

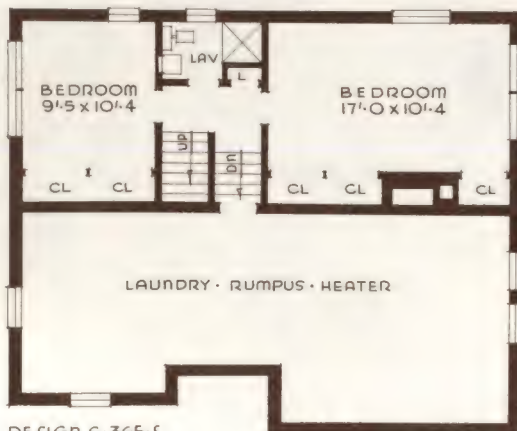
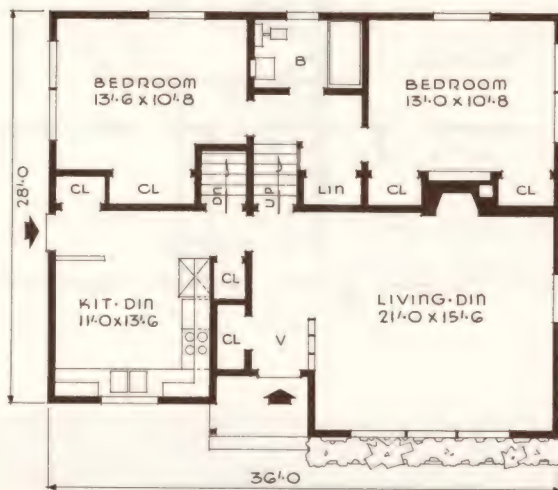


Design C-441-S

Four floor levels are featured behind this charming Cape Cod exterior, its wide siding, shutters, picture window and flower pot shelf. The top level has three large bedrooms, wardrobe type closets, large bathroom and two linen cabinets. Down seven steps is the ground floor level consisting of living room, kitchen-dinette and coat closets. The kitchen has built-in oven, counter top stove and space for family activities aside from dining, under the picture window to the rear. Entering the third level we find a play area for rainy days, a mud room with shower. The garage is also on this level. The lowest level provides plenty of room for the laundry equipment leaving a large work and storage area.

1,196 sq. ft.

23,787 cu. ft.



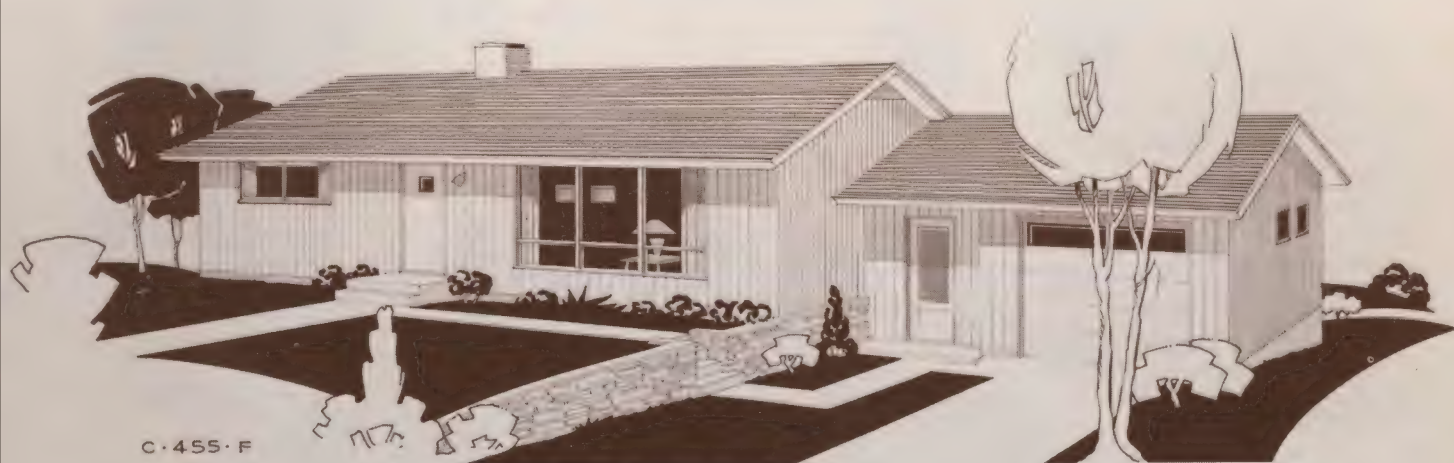
DESIGN C-365-S

Design C-365-S

The lowest of the floor levels in this four level design is the basement which occupies the front half. Room for laundry, heating equipment and recreation is provided here. The second level has two bedrooms and a half bath; the ground level consists of kitchen-dining, living room, entry and vestibule, while the top level has two more bedrooms and full bath. All four bedrooms are large and have plenty of wardrobe closet space. Other closets are provided, such as coat closets, linen cabinets and supply closet in the kitchen. Exterior finish is wide siding with a combination of brick and vertical siding. The roof is part gable with shingles and part sloping with built-up roofing.

1,030 sq. ft.

17,514 cu. ft.



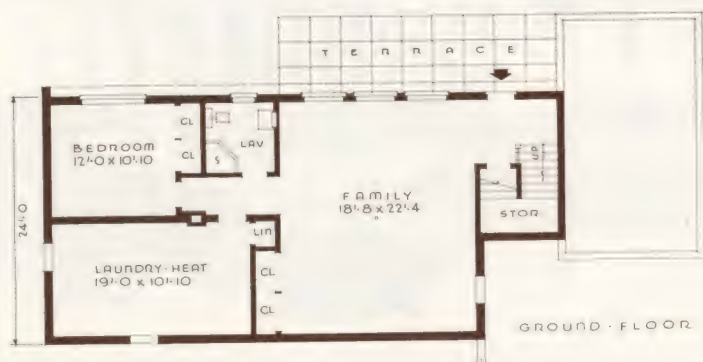
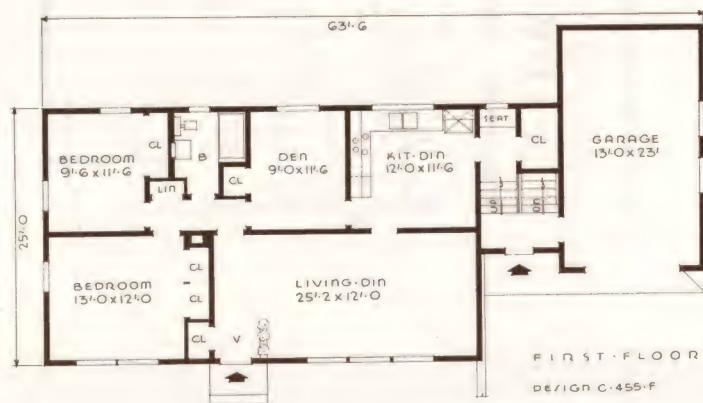
Design C-455-7

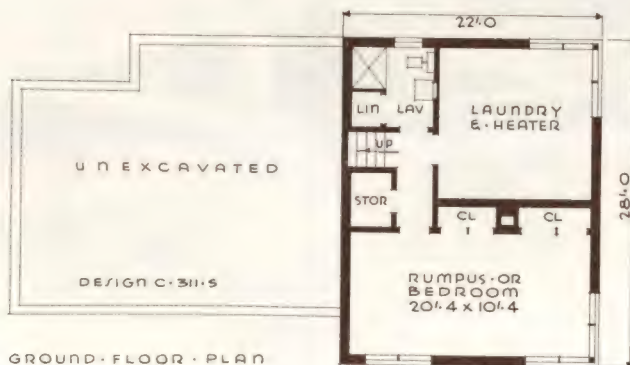
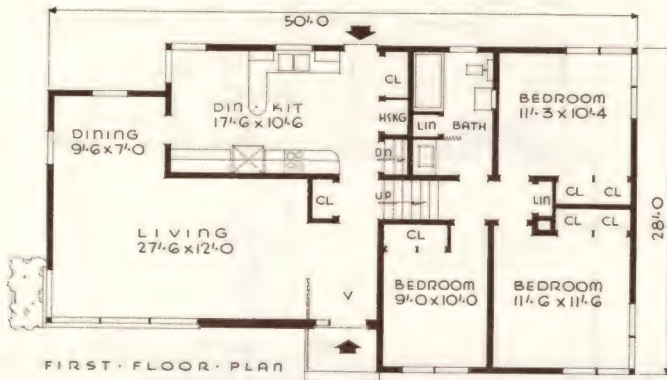
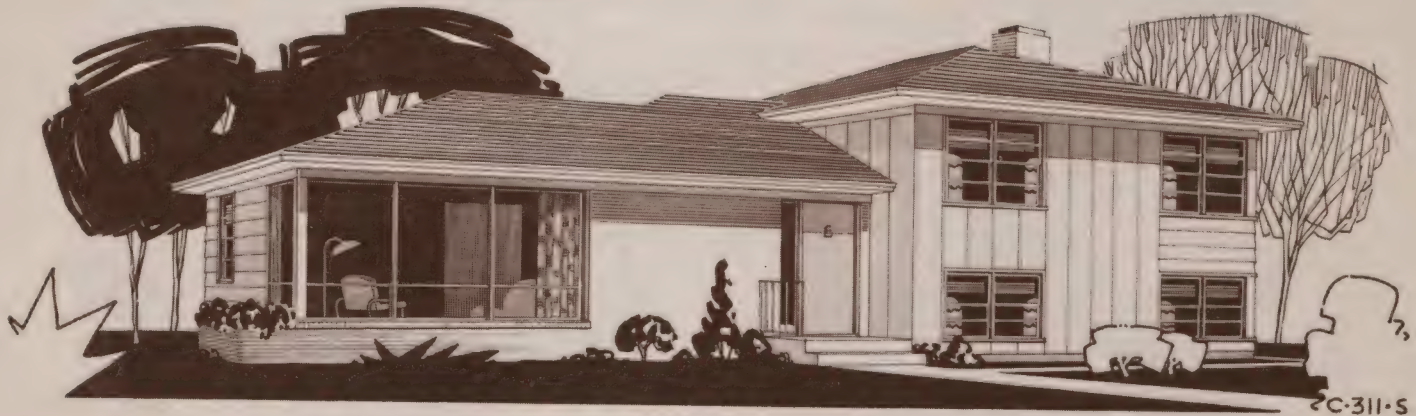
An unusual stair arrangement lends itself to the use of a lot sloping to the rear and right. Entering the side door next to the garage there are just five steps up to the first floor level which contains living room, two bedrooms, bath, den, and kitchen-dinette. Down eight steps from the landing and you are in the family room with picture windows and door to the terrace at ground level. The kitchen has equipment on two walls, including built-in oven and stove, allowing a large floor area for dining. Storage space consists of coat closets, linen cabinets and wardrobes. Colorful asphalt shingles, V-joint vertical siding and casement windows form the exterior features. The first floor extends one foot on the terrace side and the exposed basement wall is faced with brick — a pleasing combination with the terrace.

1,166 sq. ft.

21,281 cu. ft.

(not incl. garage)



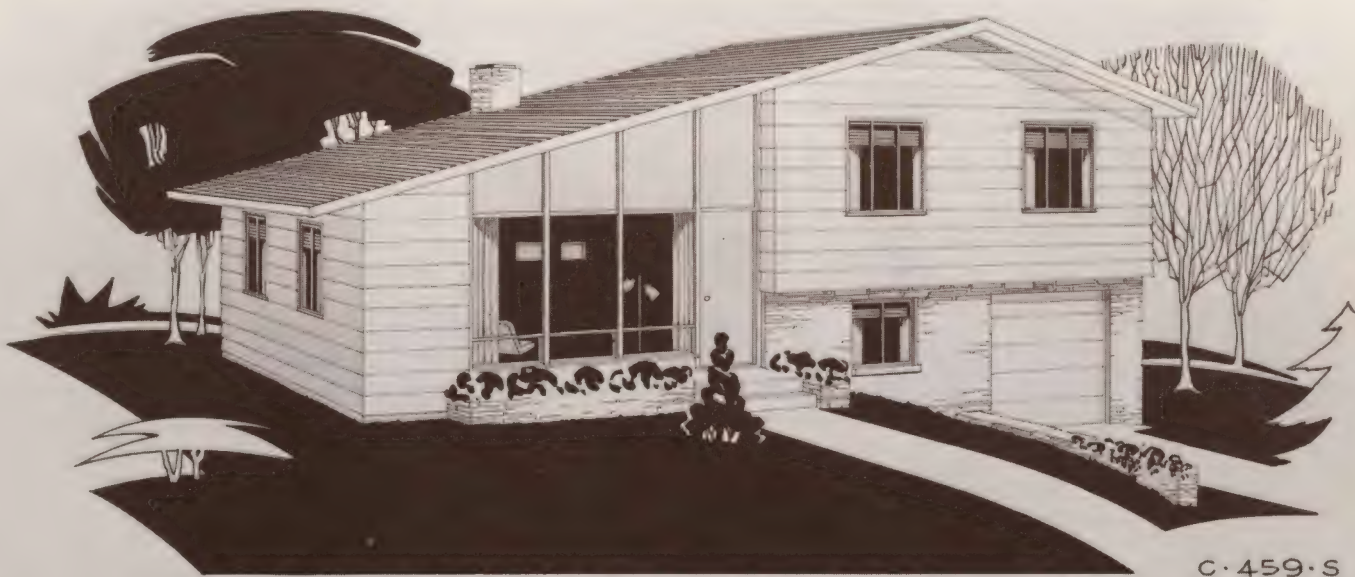


Design C-311-S

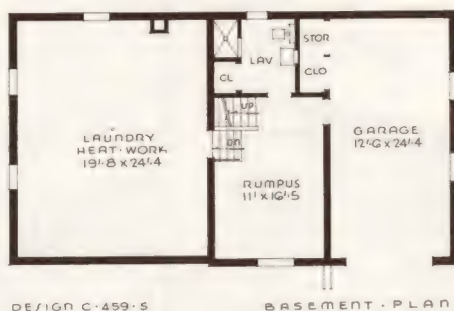
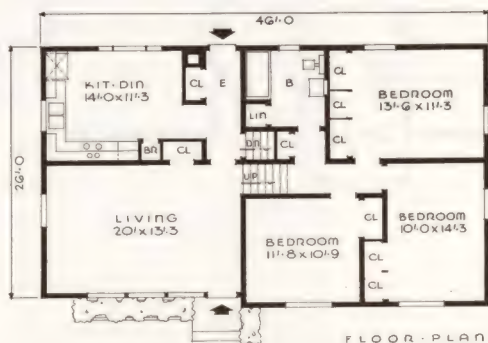
The top level of this tri-level house has three bedrooms, wardrobe closets, linen cabinet and bathroom. The bathroom has two lavatories, folding door, linen cabinet and recessed tub. A combination living-dining room and kitchen-dinette occupies the ground level with wood floor construction over a crawl space. The kitchen entry provides for coat closet, supply closet and entrance to basement. The lower level consists of shower, linen cabinet, laundry and heater room and an all-purpose room which can also serve as a fourth bedroom. Exterior finish is a combination of vertical siding with battens, beveled siding and brick facing in front of living wall, with floor length double-glazed picture windows.

1,248 sq. ft.

18,880 cu. ft.



C-459-S

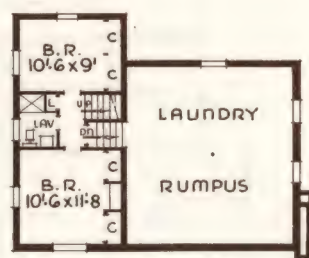
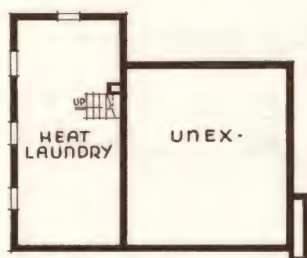
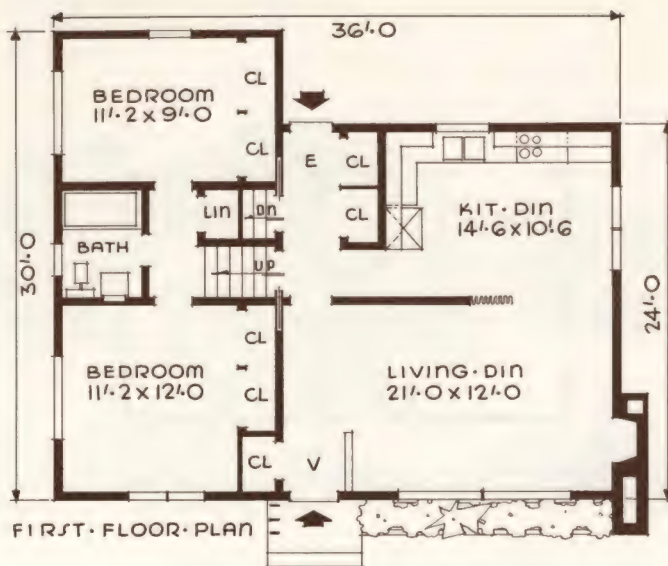


Design C-459-S

Taking advantage of a sloping lot, the garage is located at ground level beneath the bedroom wing. This level also provides a wonderful rumpus room with an adjoining shower room with closet. On the lowest level we find laundry, heating equipment and work space. Up from the garage level lies the living room, kitchen-dinette, with built-in oven and counter top stove, coat closets, broom closet, rear picture window and entry. Up seven steps from the living room is the bedroom wing with three ample bedrooms, generous wardrobes, two linen cabinets and an extra large bathroom. A distinctive appearance is achieved by projecting the gable end over the garage doors and facing the foundation wall with stone. Wide horizontal siding, double glazed casement windows and a simple roof line all add up to a clean, modern look.

1,222 sq. ft.

22,507 cu. ft.



Design B-284-S

Two types of houses are available in this split level plan. Design B-284 has four levels with a basement under living room and kitchen and four bedrooms. Design B-284-A has three levels, basement under bedroom wing only, and two bedrooms. In this case the living room and kitchen are on a concrete slab. Exterior finish includes bevel siding, vertical redwood, asphalt shingles, face brick chimney and planter. All rooms are reached from the rear hall and entry and storage space is provided in wardrobe closets, linen and coat closets. Other features include fireplace, double glazed picture window and covered entrance.

951 sq. ft.

13,071 cu. ft. B-284-A

16,683 cu. ft. B-284

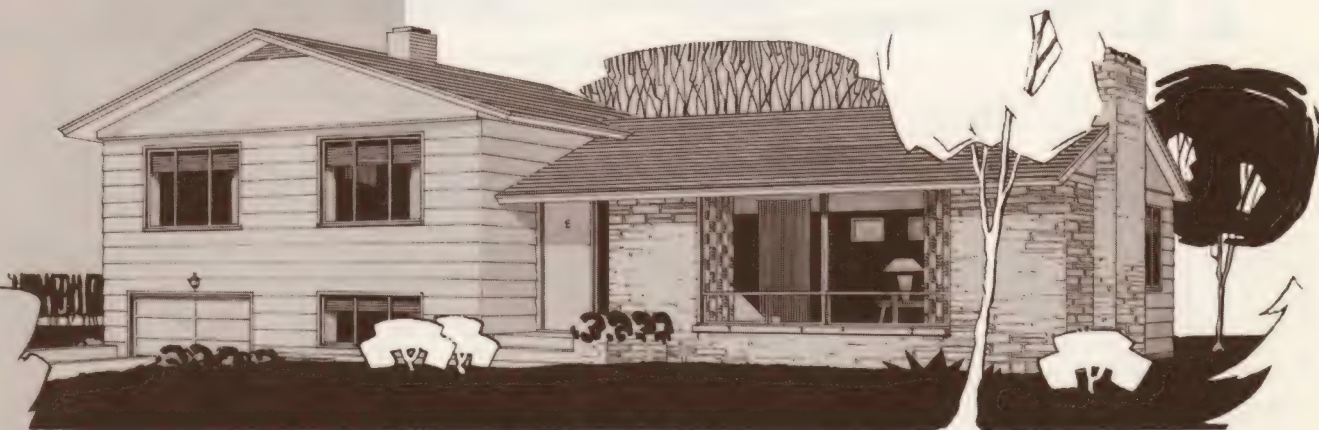
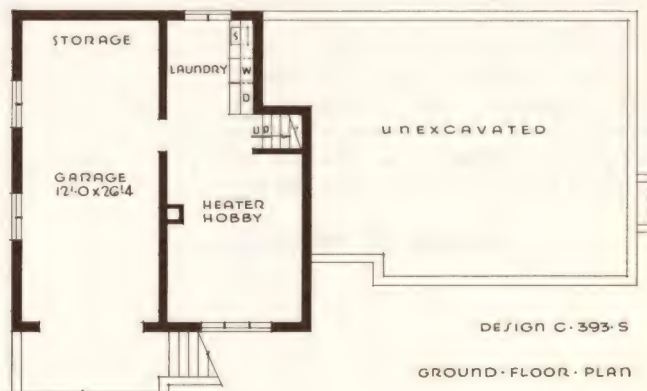
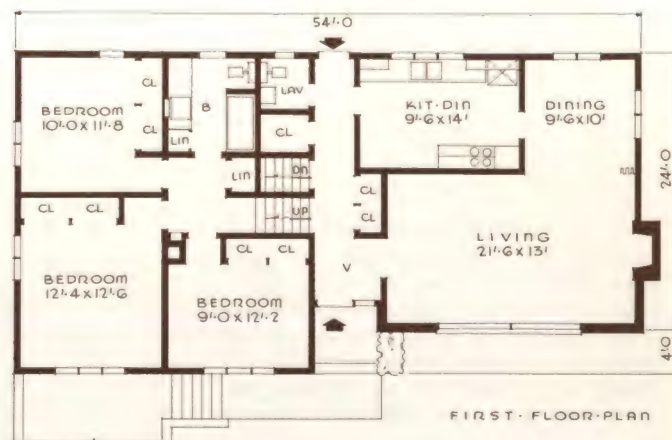


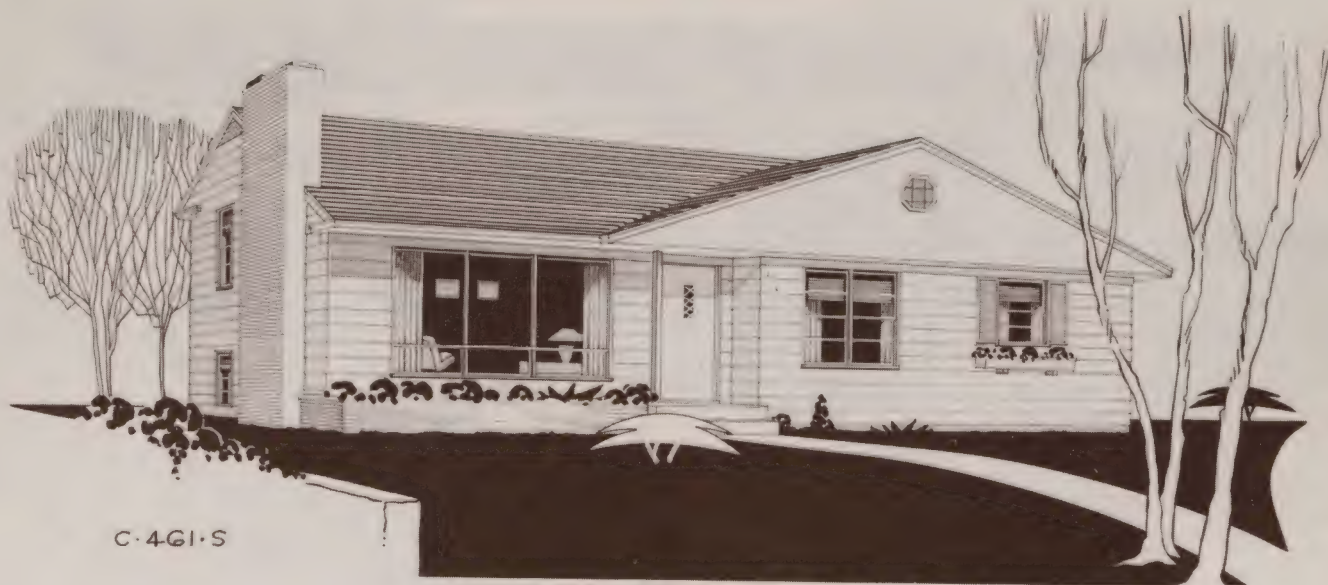
Design B-393-S

The ground floor level consists of living-dining room and kitchen-dinette and includes vestibule, entry, coat closets and lavatory. The lowest of the three levels contains storage, garage, laundry, heater and hobby room. Three bedrooms and bath occupy the highest level. The ground floor level has wood floor joists over a crawl space. All bedrooms have liberal wardrobe closets, the bathroom has built-in dressing table, towel cabinet and recessed tub. Dining space can be closed off from the living room by folding doors. The front living room wall is faced with stone, balance is wide siding and plywood gable ends.

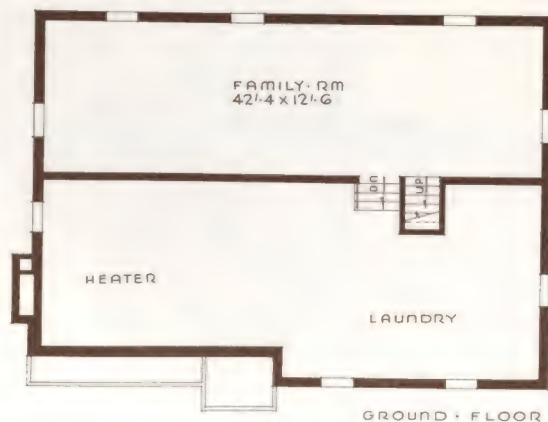
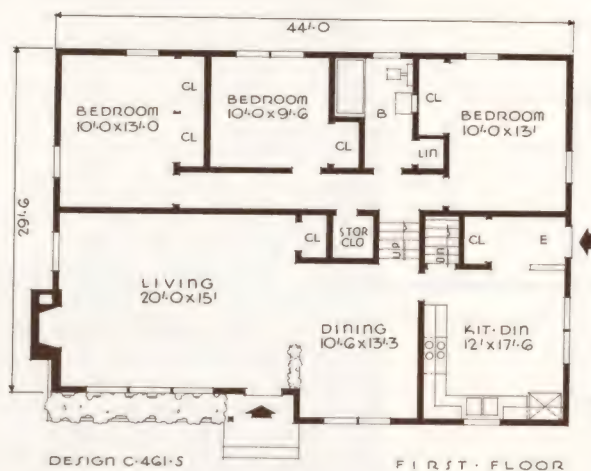
1,389 sq. ft.

21,433 cu. ft.





C-461-S



Design C-461-S

The top level of this four level house is the bedroom wing consisting of three bedrooms, bath and two linen closets. All bedrooms have wardrobe type closets and built-in trays in one. The ground level across the entire front has a large living room, complete with fireplace and picture windows, separate dining room and kitchen. Next level down is an ideal open room for general activities and recreation and the fourth, or lowest, level houses the laundry, heating, workroom and general storage. In addition to the dining room a large dining space is provided in the kitchen near the double windows and cabinets are placed on two walls. Exterior features include wide siding, plywood gable end, planter, shutters and covered entrance.

1,357 sq. ft.

25,237 cu. ft.

... dependable house plan service

STOCK PLANS

Our plan file covers only single family houses ranging in size from 700 to 1700 square feet and does not include commercial buildings, apartments, duplexes, summer cottages, cabins or motels.

BLUEPRINTS, SPECIFICATIONS

A set of plans consists of from 3 to 5 blueprints, 18" x 24", specifications and lumber list. Floor plans and four elevations are drawn to a scale of $\frac{1}{4}$ " to the foot. Larger scale drawings show necessary details. Location of plumbing fixtures, electric light outlets, switches and receptacles are shown on the plans. Heating is not included because of the wide variety of systems and conditions of local climate.

LUMBER LIST

A lumber and mill list is included for purposes of estimating costs, giving estimated amount and size of dimension lumber, shingles, siding, flooring, lath and plaster, etc. It also lists doors, windows, frames, trim, etc.

REVERSED PLANS

Plans are drawn with rooms in positions shown. To reverse the plan we furnish free, one set printed upside down, in addition to the regular sets. The figures and notes on the reversed set are not readable and it is intended to be used only for staking out the building and locating rooms, after which the regular plans are used for figures and notes.

ARCHITECTURAL SERVICES

We cannot offer any service in drawing individual plans or making changes in our stock plans.

8 HOUR PLAN SERVICE

Plans are mailed the same day order is received.

TWO BEDROOM HOUSES 50c



84 DESIGNS

2 bedroom houses on one floor with full basement. Designs range from narrow frontage to the ranch type with wide elevation to the front. Plastic binding.

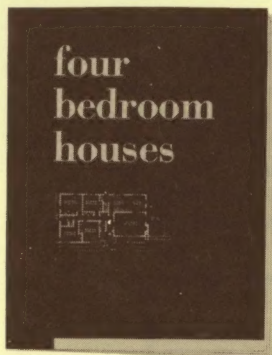
THREE BEDROOM HOUSES 50c



105 DESIGNS

3 bedroom houses on one floor with full basement. Includes houses for narrow lots and the popular ranch type rambler with wide frontage. Plastic binding.

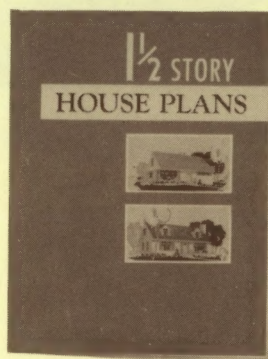
FOUR BEDROOM HOUSES 35c



20 DESIGNS

4 bedroom houses on one floor, most with full basement. Includes designs with office, study, or den, single and double garages. Plastic binding.

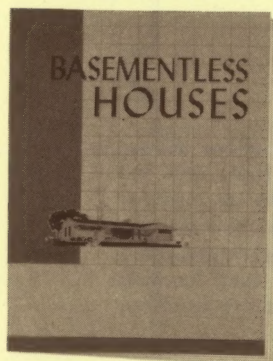
1½ STORY HOUSES 50c



53 DESIGNS

2, 3, and 4 bedroom houses on two floors with full basement. Excellent for expansion by finishing future upstairs bedrooms as needed. Plastic binding.

BASEMENTLESS HOUSES 50c



46 DESIGNS

2 and 3 bedroom houses on one floor with a utility room replacing the basement for heating, laundry and storage. Plastic binding.

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19 DESIGNS

2, 3 and 4 bedroom houses on 3 and 4 levels. Includes plans for both wide and narrow lots, some with basement garages. Plastic binding.

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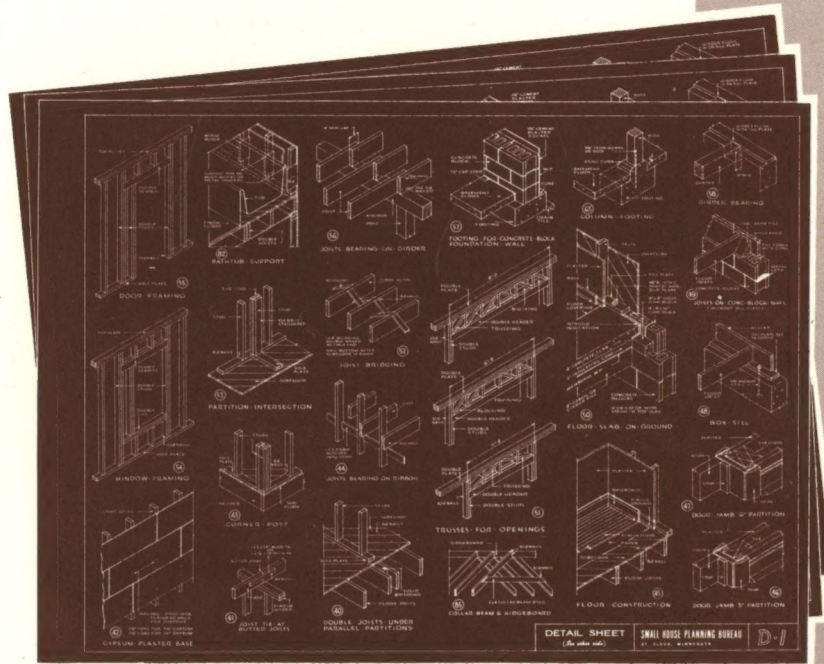
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